

**District Three Implementation Committee
Meeting Minutes
June 23, 2008**

Call to Order:

The meeting was called to order at 5:39 pm by Jim Tate Hill, Chairperson, in Room 2060 at Fresno City Hall.

The roll was called with the following members present:

Jim Tate Hill
Crystal Jackson
Elliott Balch
Margie Reisz

Members Absent:

Charles Dowling
Marlin Keeling

Others present: Hart Taylor and 15 members of the House of Miracles Church, Percy Williams, Jeff O'Neil, Jessie Mendoza, Dirk Poeschel, Mary Curry, Dr. Robert Mitchell Jr, Robert Mitchell Sr, Gloria Ponce Rodriguez, Rev. Floyd Harris Jr, Candice Hill, and Gregory A. Barfield, Staff to the Committee from the Office of Councilmember Sterling.

Review of Projects:

C-08-103 and V-08-006 2788 South Orange Avenue
Applicant Hart Taylor of 1440 B Street presented information on the church. He further took questions and provided answers regarding the project including building size and parking. Area occupancy capped at 150 persons as they have now, due to parking issues. Currently pursuing the parcel across the street for the future.

Motion by Balch and **Second** by Jackson to approve C-08-103 and V-08-006.
Passes.

C-06-065 2390 N. Blythe Avenue
Applicant Percy Williams presented the project. The project has received full review before. Planning staff has requested a full re-review of the CUP as it has changed significantly over the last two years. Discussion focused on the mixed-use with the second story having most of the residential units. Question regarding the number of elevators, there are none. ADA accessibility is okay, as the first floor is accessible.

REVIEW OF PROJECTS (continued)

C-06-065 continued:

Questions from Rev. Harris regarding the distribution of the committee materials are they available via e-mail? How can someone get a packet?

Mr. Hill and Mr. Barfield discussed the ways the material was available from the Clerk's office, Planning and Development Department, or the District Three office. Agenda and minutes are also available online at the District Three website.

Rev. Harris asked the applicant who the builder was and who was funding the project. Mr. Williams gave Rev. Harris his card and ask if he had questions, to call him.

The site plan was reviewed as to the existing land-use and the landscaping, including the amount of shade and trees.

Questions about set-backs.

Motion by Balch and **Second** by Jackson with the recommendation that the commercial buildings' retail be moved closer to the Clinton Street, if possible, as shown in prior renderings.

Passes.

R-07-006 N/S of W. Clinton Avenue between N. Marks Avenue and
N. Valentine Avenue.

Jeff O'Neil presented the application to rezone these properties as required under the General Plan.

Questions and concerns about the lot lines, relationship to the skate center, mini storage, street widths, and easements. Additional comments and concerns regarding the moving of the second house forwarded to Clinton and the process.

Motion by Reisz and **Second** by Balch to accept R-07-006 based on the street improvements along Clinton and that all charges to the rest of the parcels return to the committee.

Passes.

C-08-124 ABC 2406 Capitol Street

Applicant Jessie Mendoza presented the project. Questions and concerns about the project were addressed, including other locations (Old town Clovis and Palm at Herndon) and violations of ABC licenses. Mr. Mendoza said there were two, each stayed by ABC and the employee involved was terminated.

Motion by Balch to approve project C-08-124 ABC. Did not receive a second.

REVIEW OF PROJECTS (continued)

C-08-124 ABC continued:

Discussion continued regarding the need for a fence or barrier along the N Street and north side of the building.

Committee staff reminded the committee that they can proceed, approve with concerns, not make recommendations, or deny.

Motion by Reisz and **Second** by Balch to approve that after 7:00 pm, additional surveillance be provided, which could include video surveillance with proper postings or a security officer as provided by the landlord.

Passes.

C-08-133 2721 South Elm Avenue

Mr. Barfield stated the applicant wasn't present, however, there were concerns with the presented by the community on the "hazardous waste" and what this means. Mr. Barfield provided further input as to the process was to have the applicant present tonight, then have city staff present why the laws have changed and how the city is responding to this issue with the applicant, and then for the committee to decide with all information.

Mary Curry spoke of the papers she found online about Sunset this afternoon and wanted to state for the record the City shouldn't start in West Fresno and more importantly, West Fresno didn't need another dump site, toxic site, and treatment site period! Mr. Mitchell and Dr. Mitchell each concurred while Candice Hill asked that Fresno West be provided with any info. Mr. Barfield reminded those present that the next meeting was July 21, 2008 and all material currently in hand could be provided to anyone in the next week, after copies when prepared and the city's staff report was located. All agreed they would be present on July 21st and look forward to the material.

C-08-101, C-08-102, C-08-104, C-08-105, and V-08-002, V-08-003, V-08-004, and V-08-005
166, 440, 450, and 480 North Abby Street

Dirk Poeshel reviewed any questions and concerns regarding the Cox Auto Dealerships over all 4 lots along Abby, south of Belmont to uniform the area when applicant has been there since 1951. Mr. Barfield summarized the meeting the committee requested with Planning, the RDA, and the applicant to review the conditions and come to some conclusion before them, which course of action they felt they wanted to take.

Motion by Balch and **Second** Jackson to approve draft conditions presented.
Margie Reisz not voting on the CUPs and variances for Cox Auto Dealerships.

Passes.

There being no further business, the meeting was adjourned at 8:06 pm.